

REFERENCES

LOCUS:

ASSESSOR MAP 31-012-00005
BOOK 61203, PAGES 279
PLAN BOOK 958, PLAN 55,
PLAN BOOK 948, PLAN 11

LELAND STREET IS NO LONGER A STREET
IT WAS DISCONTINUED BY CITY VOTE
PLAN BOOK 885, PLAN 75

LELAND STREET IS A PRIVATE WAY
NOT ON THE OFFICIAL CITY MAP

ZONING ORDINANCE:

SEE ARTICLE IV, SECTION 6.K.d
BLACKSTONE RIVER PARKWAY SIGN OVERLAY DISTRICT (BSOD)
ALL OF THE GOLD STAR PROPERTIES SHOWN ARE IN THIS DISTRICT.

TEST HOLE INFORMATION

DTH 1 DATE: 8-4-21 GROUND EL = 452.8'
0-22" Ap LOAM 10 YR 3/2
22"-38" Bw SL 10 YR 5/8
38"-70" C1 SL 10 YR 6/2
70"-234" C2 SL 10 YR 5/2

MOTTLES AT 48' - EL = 448.8'
BREAKOUT AT 150" - EL = 440.3'
STANDING WATER 220"; EL = 434.5'

C LAYER SOILS HAVE A MASSIVE TEXTURE (LIKE MODELING CLAY)
2" LAYER OF STONINESS COULD BE TERMED WET
ZONING DISTRICT BL-1.0

1089B MILLBURY ST.

SIDE	SETBACK	SETBACK
YARD	REQUIRED	PROVIDED
FRONT	10'	28.9'
RIGHT	10'	10.9'
LEFT	ZERO LOT LINE	
REAR	20'	70.2'

1089A MILLBURY ST.

SIDE	SETBACK	SETBACK
YARD	REQUIRED	PROVIDED
FRONT	10'	43.0'
RIGHT	ZERO LOT LINE	
LEFT	10'	11.1'
REAR	20'	59.2'

31-027-00017
A & G REAL
ESTATE, LLC.
BK 60858/PG 321
1085 MILLBURY ST

EROSION CONTROL MATS ARE TO COVER
THE FINISH GRADED SECTIONS OF THE SLOPE.
THIS FINISH GRADING IS TO BE A MAXIMUM
OF 2 TO 1 SLOPE.

N/F HAWA JAH
62 ST. LOUIS
STREET

N/F
CHARLES FEGREUS
64 ST. LOUIS
STREET

N/F NICOLE YANG
66 ST. LOUIS
STREET

PLAN BOOK 948, PLAN 11

STONE BOUND W/
DRILL HOLE FOUND

31-012-00007
BOURKE
RICHARD &
SHIRLEY
BK 14734/PG 076

ZONE RL-7
ZONE BL-1.0

ZONE LINE RL-7
ZONE BL-1.0

MUST ESTABLISH
STABILIZED
CONSTRUCTION
ENTRANCE (SCE)

31-012-01+02
BRONZO
DANIEL &
JOYCE
BK 3775/PG 549
1091 MILLBURY ST

1089A & 1089B
IMPERVIOUS CALCULATIONS

A= DUPLEX W/ DECKS = 1,824 SF
A= ALL AREAS OF PAVEMENT = 2,145 SF (+/-)
TOTAL IMPERVIOUS = 3,969 SF (+/-)

A= RIP RAP STONE AREA = 2,200 SF

TOTAL (GOLD STAR) LAND AREA
AREA =30,097 SF

PERCENT
IMPERVIOUS = $\frac{3,969 \text{ SF}}{30,097 \text{ SF}} = 13.18 \%$

THE CONTENTS OF THE PLAN DEPICTS ON-GROUND
CONDITIONS UNLESS THEY ARE LABELED PROPOSED.

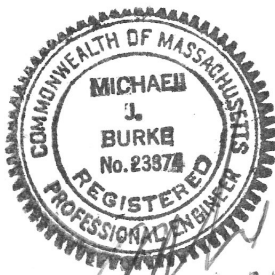
LEGEND:

BK = BOOK
PG = PAGE
BND = BOUND
PAR = PARCEL
FND = FOUND
DH = DRILL HOLE
IR = IRON REBAR
SB = STONE BOUND
GB = GRANITE BOUND
MAP = ASSESSORS MAP
N/F = NOW OR FORMERLY
→ = TRAFFIC FLOW ARROW
NTS = NOT TO SCALE
DIA = DIAMETER
FG = FINISH GRADE
PERF = PERFORATED
DTH = DEEP TEST HOLE
DCB = DRAIN CATCH BASIN
INV = INVERT
R = RIM
PROP. = PROPOSED

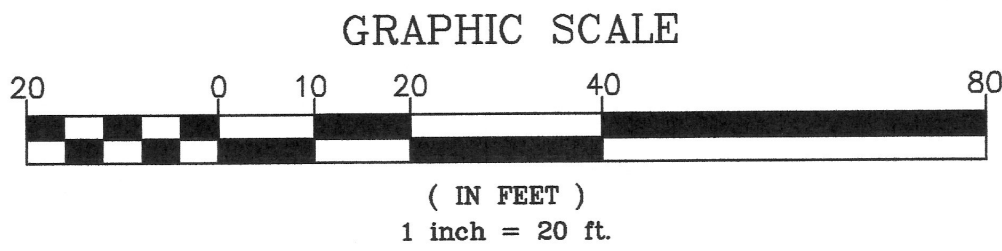
FUTERRA ENVIRONET EROSION BLANKETS
PRODUCT OF GREEN DESIGN ENGINEERING

FEATURES
RAPID PHOTODEGRADATION ENHANCES WILDLIFE AND SITE SAFETY.
FASTEST GERMINATION- PROVEN TO PERMINATE SEED MORE QUICKLY.
SUPERIOR EROSION CONTROL- HIGHER SHEER STRESS & WORKS ON
BOTH CHALLENGING TOPOGRAPHY & WINDY CONDITIONS.
LONGEVITY - 2 TO 3 YEARS
ROLL - 82 INCHES WIDE
LENGTH - 135 FOOT LENGHT/ PER ROLL
AREA COVERED 102.5 SQUARE YARDS

THE LOCAL DISTRIBUTER IS VALLEY GREEN LANDSCAPE SUPPLIES
PHONE 508-987-0101



MICHAEL BURKE P.E. # 23774 DATE
ASSISTED BY DAVID SADOWSKI C.E.

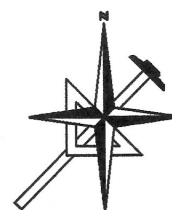


DAVID TEACHOUT P.L. S. # 32659 DATE
ASSISTED BY DAVID SADOWSKI S.I.T.

DEFINITIVE SITE PLAN
1087 & 1089 A&B MILLBURY ST
WORCESTER, MASSACHUSETTS

PREPARED FOR: GOLD STAR CONSTRUCTION
6 JACQUES STREET
WORCESTER, MA.

OWNER: GOLD STAR CONSTRUCTION
6 JACQUES STREET
WORCESTER, MA.



D. J. & ASSOCIATES
7 CEDAR STREET
CLINTON, MA 01510
978-875-0741

DATE: FEBRUARY 19, 2021

SCALE: 1" = 20'